

# Lakemont Cove Condominium Association, Inc.

## Board of Director's Meeting

October 29, 2008

### Minutes

A Board of Directors meeting of Lakemont Cove Condominium Association, Inc. was held on October 29, 2008 at the Lakemont Cove clubhouse, 24711 Lakemont Cove Lane, Bonita Springs, Florida. Directors present were Wayne Klinkhamer, Jim Murphy, Paul Thomson and Keith Pitcher. Brad Thomas of Sandcastle Community Management was also present.

#### **CALL TO ORDER, DETERMINATION OF QUORUM, PROOF OF DUE NOTICE & APPROVAL OF PRIOR MINUTES**

The meeting was called to order at 3:00 p.m. It was determined that a quorum was present and proof of due notice was accepted. Jim Murphy made a motion to approve the minutes of the March 20, 2008 meeting as presented. The motion was seconded by Keith Pitcher and passed unanimously.

#### **REPORTS**

- A. President's Report** - Wayne Klinkhamer reported that corner bead throughout the community has been repaired and that numerous improvements to the clubhouse have been made. He also noted that the Association has contracted for pressure washing of entryways and walkways. Wayne indicated that the Association saved \$39,000 on insurance at renewal in May.
- B. Treasurer's Report** - Paul Thomson reported that the Association has approximately \$790,000 in certificates of deposit.
- C. Clubhouse/Pool Report** - Jim Murphy reported on the improvements made at the pool and clubhouse over the spring and summer. The majority of the work was performed by volunteers from the community.
- D. Buildings/Grounds Report** - Keith Pitcher reported that the landscaping was in much better condition this fall than it was after the drought last fall. He indicated that tree trimming and then mulch was done in early October. The only thing left is a detailed inspection to determine any plantings that may need to be replaced.
- E. Management Report** - Brad Thomas reported that there were approximately two dozen roof leaks over the summer. All repair work has been completed on twenty of them and work is progressing on the balance. He indicated that, until reproofing is done, this could be a continuing issue. Brad reported that \$72,000 has been spent on building maintenance and repairs this year to date. Of this total, \$54,200 has been spent on repairs due to roof leaks. \$20,500 was spent on roof repairs and \$33,700 was spent repairing damage caused by the roof leaks. In addition to these costs, individual owners are responsible for wall, ceiling and floor coverings and have incurred expenses for repair or replacement of these items.

#### **NEW BUSINESS**

- A. Pool Drain Replacement** - Brad Thomas reported that a new Federal Law requires that new drain grates meeting Federal specifications be installed in the pool and spa. He also indicated that we have had a continuing problem with the spa overflowing because the fill valve was left open. Brad presented a proposal from Tri City Pool to install two new drain covers at a total cost of \$592 and a proposal to install an autofill at a cost of \$750. Paul Thomson made a motion to have an autofill installed on the spa and the required drain covers installed on the pool and spa. The motion was seconded by Jim Murphy and passed unanimously.

- B. Grounding of Electrical System** - Jim Murphy reported that, sometime after last year's lightning strike at his building, he had FPL out to check for proper voltage coming into the building. The FPL technician informed him that the voltage was correct, but the building was not properly grounded. The original construction had the electrical system grounded to the rebar in the walls. Much of this has rusted away and no longer provides the proper ground. A six to eight foot long copper rod needs to be driven into the ground and the electrical panel ground to that rod. Paul Thomson made a motion to have grounding rods installed on all buildings on a time and material basis. The motion was seconded by Jim Murphy and passed unanimously.
- C. Lighting** - Jim Murphy reported that it was determined that the fluorescent bulbs were being replaced because the bulbs were not compatible with the photo cells. A photo cell that is compatible with fluorescent bulbs was located and is being installed in all of the coach lights in the community.
- D. Painting of Buildings** - Brad Thomas presented a proposal for painting from Elias Brothers. He also indicated that an inspection service had been out to exam the mold issue at the clubhouse. During their inspection, they noted that water was penetrating through the paint on the exterior of the building and indicated that the building exteriors were in need of painting. Jim Murphy provided the names of six or eight other professionals that made the same observations. Jim Murphy made a motion to have the building exteriors, including fascia and lanais, painted by Elias Brothers at a cost not to exceed \$144,000. The motion was seconded by Paul Thomson and passed unanimously.
- E. Clubhouse Phone** - After a brief discussion of the necessity phone service in the clubhouse, Paul Thomson made a motion to discontinue phone service at the clubhouse. The motion was seconded by Jim Murphy and passed unanimously.

#### ADJOURNMENT

There being no further business to discuss, Paul Thomson made a motion to adjourn. The motion was seconded by Jim Murphy and passed unanimously. The meeting was adjourned at 4:45 p.m.

Respectfully Submitted,

*Brad Thomas*

Brad Thomas, CAM  
Association Manager